



PLAN HOLD

DRAWING NUMBER  
Teronda West #6

PEEL PROTECTIVE STRIP TO EXPOSE ADHESIVE. POSITION EDGE OF PRINT ON THIS LINE AND RUB TO ADHERE.

PLAN HOLD CORPORATION - TORRANCE - CALIFORNIA  
REORDER BY NO. 0705A 24

## TERONDA WEST DIV #6

IN THE SW 1/4 SECTION 32, T31N R2E, W.M.  
ISLAND COUNTY WASHINGTON

## DEDICATION

Know All Men By THESE Presents that we C. J. Hinds, Pres. and Amy B. Preucher, Secy., officers of MCKEN, Inc., a Washington Corporation, owners in fee simple of the land herein platted, hereby declare this plat and dedicate to the use of the public forever, all streets and alleys, drainage easement, or whatever public property is shown on the plot and the use thereof for all public purposes not inconsistent with the use thereof for public highway, also the right to make all necessary slopes for cuts and fills upon the blocks, tracts, etc. shown on this plot in the original grading of all the streets, alleys, etc. shown herein. Also the right to drain all streets over and across any lot or lots where water might take a natural course after the street or streets are graded.

All lots, tracts, or parcels of land embraced in this plot are subject to and shall be sold only under the following restrictions: No lot, tract, or portion of a lot or tract of this plot shall be divided and sold, or resold, or ownership changed or transferred whereby the ownership of any portion of this plot shall be less than 7200 sq. ft. or less than 60 feet in width at its narrowest part. No permanent structure or building shall be constructed on any lot, tract, or parcel of this plot closer than 30 feet to the front property line of any lot. Construction on any lot shall require a building permit and a sewage disposal permit prior to the commencement of work.

Additional restrictive and protective covenants applying to all lots in this plot are filed under Auditor's File No. 165609 - Volume 30, Page 103.

In Witness Whereof, we have hereunto set our hand and seals this 30 day of

April, 1969.

C. J. Hinds, President  
Amy B. Preucher, Secretary

MCKEN, INC.

STATE OF WASHINGTON  
COUNTY OF ISLAND

This is to certify that on this 30 day of April, A.D. 1969 before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared C. J. Hinds, Jr. and Amy B. Preucher, to me known to be the president and secretary of the corporation that executed the foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that they are authorized to execute said instrument and that the seal affixed is the corporate seal of said corporation.

Given under my hand and official seal the day and year last above written.

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON

## COMMISSIONER'S APPROVAL

Approved by the Board of County Commissioners this 22 day of July, 1969.

J. F. G. - President

E. E. - Chairperson

John R. Anderson, C.H.P. -

BOARD OF COUNTY COMMISSIONERS

## PLANNING COMMISSION APPROVAL

Approved by Island County Planning Commissioners this 8 day of

PLANNING OFFICER

## ENGINEER'S APPROVAL

Approved by me this 22 day of July,

J. F. G. - President  
ISLAND COUNTY ENGINEER

## TREASURER'S CERTIFICATE

I, T.S. Corradden, Treasurer of Island County, Washington, hereby certify that all taxes on the above property are fully paid to and including the year 1970.

J. F. G. - President  
COUNCIL TREASURER  
#223918

## RECORDING CERTIFICATE

Filing for record at the request of ISLAND COUNTY TITLE CO. on AUGUST 29, 1969 at 5:00 minutes past 2 P.M. and recorded in Volume 11 of PARTS, page 7, records of Island County, Washington.

J. F. G. - President  
COUNCIL TREASURER  
#223918

## CERTIFICATE OF TITLE

Recorded Aug. 29, 1969, File No. 323917 Volume 201 page 707 Island County, Washington.

## SURVEYOR'S CERTIFICATE

I, James W. Morrison, hereby certify that the above plot of "Teronda West #6" is based upon an actual survey, that the courses and distances are shown correctly; that the monuments have been set and all lot and block corners have been staked on the ground and that the provisions of statute and ordinance have been complied with.

James W. Morrison  
JAMES W. MORRISON, C.E.

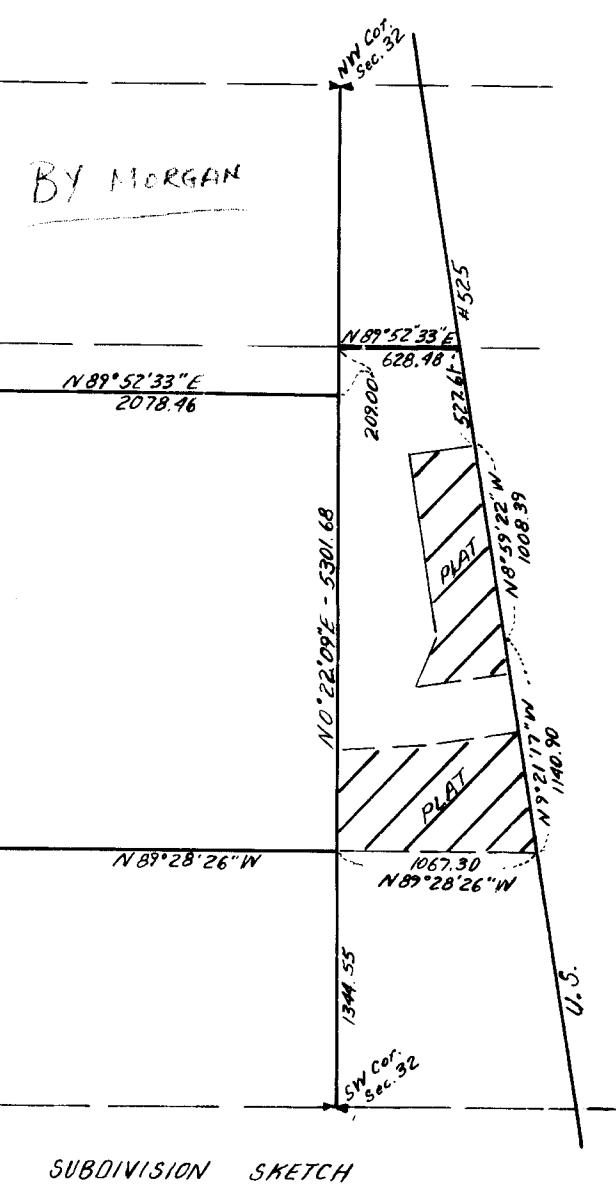
## DESCRIPTION

This plot of Teronda West #6 embraces the following described tract of land in (Patrick Doyle Donation on Claim) Gov't Lots 2, 3, and 7, all in Section 32, T31N, R2E, W.M., Beginning at the 3' iron pipe filled with concrete marking the SE corner of said Section 31, which is 50' 22" 09' W. 530' 1.68 feet from the concrete monument marking the NE corner of said Section 31, thence N 0° 22' 09" E. 134'. 55 feet along the East line of said Section 31, thence S 89° 28' 26" E. 3.64 feet to a 3' iron pipe filled with concrete and the True Point of Beginning of this description, thence S 89° 28' 26" E. 1067.30 feet to the center line of State Highway; thence N 9° 21' 17" W. along said center line 649.27 feet; thence S 80° 08' 00" W. along the South line of the Plot of Teronda West Div #1, 516.33 feet; thence S 86° 15' 36" W. 451.20 feet; thence S 01° 18' 36" W. 512.93 feet to the True Point of Beginning, also together with the following described. Beginning at the above said true point of beginning; thence S 89° 28' 26" E. 1067.30 feet to the center line of State Highway; thence N 9° 21' 17" W. 949.29 feet to a second True Point of Beginning, being the NE corner of the Plot of Teronda West Div #1, thence continuing N 9° 21' 17" W. 191.61 feet; thence N 8° 38' 22" W. 1008.39 feet; thence S 81° 00' 38" W. 360.00 feet; thence S 8° 39' 22" W. 974.00 feet; thence S 22° 57' 40" W. 275.49 feet to the North line of the Plot of Teronda West Div #1, thence N 80° 08' 00" E. along said North line 307.07 feet to the second True Point of Beginning.

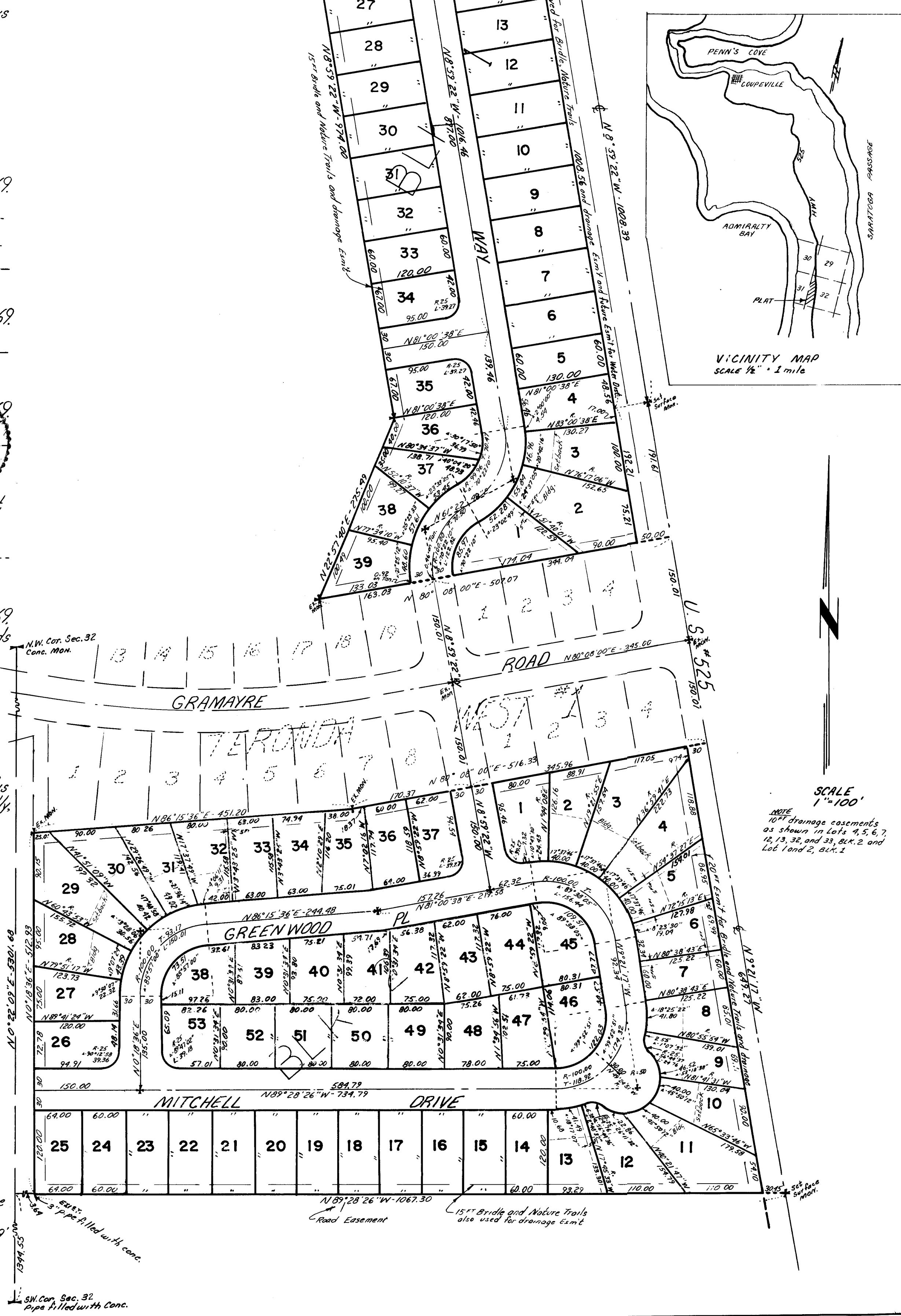
## EASEMENT PROVISIONS

Bridle and Nature Trails are hereby dedicated for the non-exclusive use and enjoyment of all the property owners of the Plat of Teronda West, and at the same time, are reserved for non-exclusive use as drainage and/or utility easements.

An easement is hereby reserved for and granted to Puget Sound Power and Light Company and West Coast Telephone Company and their respective successors and assigns under and upon the exterior 25 feet of side boundary lines of all lots, in which to install, lay construct, renew, operate and maintain underground conduits, cables and wires with necessary facilities and other equipment for the purpose of serving the subdivision and other property with electric and telephone service, together with the right to enter upon the lots at all times for the purposes stated; also hereby granted is the right to use the streets for the same purposes.



SUBDIVISION SKETCH



SCALE  
1"=100'  
NOTE: Easements as shown in lots 9, 5, 6, 7, 12, 32, and 33, also for Lot 1 and 2, are 20' wide.

SW COR. SEC. 32  
PIPE FILLED WITH CONCRETE

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